

# NPE

Estate Agents Lettings  
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## For Sale

108 Droylsden Road, - EPC: D £199,950



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## Energy performance certificate (EPC)

108 Droydsden Road MANCHESTER M40 1WT	Energy rating <b>D</b>	Valid until: 6 May 2036
		Certificate number: 1206-8197-0822-7606-3563

Property type	Mid-terrace house
Total floor area	96 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

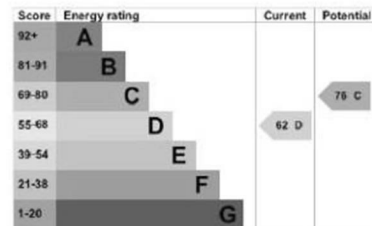
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* 2 RECEPTION ROOMS\*\*\*\*IDEAL FOR FAMILY OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious 3 bedroom terraced property, situated in a popular & convenient location, ideal for the family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, lounge, dining room, fitted kitchen, 3 bedrooms and a 3 piece wet room. Externally the property is garden fronted and has a private yard area to the rear.

### Long Entrance Hallway

### Lounge

14'3 x 10'10 (4.34m x 3.30m)

Fitted electric fire. Feature fireplace. Radiator.

### Dining Room

12'11 x 12'4 (3.94m x 3.76m)

Open plan stairs off. Radiator.

### Kitchen

13'9 x 8'3 (4.19m x 2.51m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer.

### First Floor Landing

### Bedroom 1

12'0 x 12'8 (3.66m x 3.86m)

Front aspect. Fitted wardrobes. Radiator.

### Bedroom 2

13'1 x 10'5 (3.99m x 3.18m)

Rear aspect. Radiator.

### Bedroom 3

6'7 x 8'6 (2.01m x 2.59m)

Rear aspect. Combi gas central heating boiler,. Radiator.

### Wet Room

3 piece shower suite. Ceramic wall tiled. Heated towel rail.

### External

Garden fronted and private yard area to the rear.

### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band B with Manchester Council.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.